

**From:** Katherine Williams  
**Sent:** 20 February 2025 10:55:15 UTC+00:00  
**To:** "GVS Raven Estate Ltd" <rfb.gvs@gmail.com>  
**Subject:** RE: DM/25/0045

Dear Robert,

Thank you for your email.

The land is not considered to be previously developed land and does not comply with the definition as set out within the NPPF.

There are other properties within Sayers Common near the A23, however these properties are set significantly further back from this highway than the proposal.

Should you require advice on alternative proposals I would recommend seeking pre-application advice, the online form for this can be found though the following link:

[Planning Pre-application Advice - Mid Sussex District Council](#)

Kind Regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Development Management  
Mid Sussex District Council  
01444 477214  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**- SAVE A TREE** Only print this email if absolutely necessary.

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**From:** GVS Raven Estate Ltd <rfb.gvs@gmail.com>  
**Sent:** 17 February 2025 17:42  
**To:** Katherine Williams <katherine.williams@midsussex.gov.uk>  
**Subject:** Re: DM/25/0045

Dear Katherine,

Just a question as its previously developed land would a commercial use like start up units be acceptable. I note your comments about noise but other properties fairly recently built are within the same distance from the A23? Would the council accept say two house if positioned correctly as that would leave quite a distance from the A23 and stage two we could provide noise assessments.

Yours  
Robert

On Mon, 17 Feb 2025 at 18:31, Katherine Williams  
<[katherine.williams@midsussex.gov.uk](mailto:katherine.williams@midsussex.gov.uk)> wrote:

Dear Robert,

Thank you for your previous email.

The document provided within your email shows that the site was put forward as a potential allocated site, however this site was not included within the Neighbourhood Plan nor allocated within any other part of the development plan.

The site is located within the countryside and not contiguous with the built up area boundary of Sayers Common, contrary to policies DP6, DP12 and DP15 of the District Plan. In addition to this due to the proximity of the site to the A23 the future occupiers would be subject to unacceptable levels of noise which would result in significant harm to their amenities, contrary to policies DP26 and DP29.

Due to this the location and proposed land use of the site are considered unacceptable and the planning in principle will be refused.

I appreciate that this will be disappointing however I hope that this clarifies the planning position.

Kind Regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Development Management  
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**From:** GVS Raven Estate Ltd <[rfb.gvs@gmail.com](mailto:rfb.gvs@gmail.com)>  
**Sent:** 06 February 2025 06:34  
**To:** Katherine Williams <[katherine.williams@midsussex.gov.uk](mailto:katherine.williams@midsussex.gov.uk)>  
**Subject:** DM/25/0045

Dear Katherine,

Sorry we have not spoken since the application was submitted but had some problems and my wife was rushed into hospital two weeks ago. I was reviewing details on the site and noted that the site has been included in a couple of documents by the council for development.

Please see attached. In addition i noted it was also included in the local plan.

Yours  
Robert

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**GvS Raven Estate Ltd**  
**Rural Regeneration & Innovation**  
5 Secretary's Lane, Gibraltar, GX11 1AA  
**Mobile: 07539 687790**

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